

ARTICLE 16

SEC. 21-16 REGULATIONS FOR THE HIGHWAY COMMERCIAL OR “CH” DISTRICT.

- 16.1 Purpose:** To provide for the location of the facilities and services needed by the traveling public along the County’s major collectors, at intersections with state highways and where they can be reached conveniently and safely. The following regulations shall apply in all “CH” districts and all uses shall be subject to development review as set forth in [Article 56](#).
- 16.2 Performance standards:** All uses permitted within this district shall be subject to the performance standards set forth in [Article 41](#).
- 16.3 Uses permitted:** The following highway commercial uses are permitted: When serving the needs of the traveling public; when conducted within a completely enclosed building; and when not exceeding a maximum of three thousand (3,000) square feet of gross floor area per use or six thousand (6,000) square feet of total gross floor area:
- (a) Food services such as restaurants, cafes, coffee shops and delicatessens, including drive-in, or drive-thru fast food services, including outdoor dining areas.
 - (b) Bus stations.
 - (c) Commercial and residential accessory uses and accessory structures.
 - (d) Real estate sales offices.
 - (e) Retail sales of groceries, off sale beer and wine, sporting goods, bait and tackle, souvenirs, antiques, and curios.
 - (f) Hotels and motels designed not to exceed fifteen (15) units. **(Ord. No. 2172, 8/12/1993)**
 - (g) Other highway commercial uses when of a similar character to those listed above. **(Ord. No. 1749, 7/7/1988)**
 - (h) Those uses permitted in the “CH” district with a zoning permit in Table A, [Article 27](#).
- 16.4 Uses permitted subject to first obtaining a [Minor Use Permit](#) in each case:** The following highway commercial uses are permitted: When serving the needs of the traveling public; when conducted within a completely enclosed building; when outdoor storage, sales or display does not exceed fifteen (15) percent of the gross floor area; and when not exceeding six thousand (6,000) square feet of gross floor area per use or twelve thousand (12,000) square feet of total gross floor area:
- (a) Uses permitted in Section 16.3 with outdoor storage, sales, or display; or when exceeding three thousand (3,000) square feet of gross floor area per use, or six thousand (6,000) square feet of total gross floor area.

- (b) Uses permitted in Section 16.3 when not in compliance with the performance standards set forth in [Article 41](#).
- (c) Uses permitted in Section 16.3 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic, or involve the handling of explosives or dangerous materials.
- (d) Food services which offer on-sale beer and wine incidental and accessory to food services without separate bar area; off-sale liquor. **(Ord. No. 2172, 8/12/1993)**
- (e) Fruit and produce stands exceeding four hundred (400) square feet in size.
- (f) Hotels and motels designed to exceed fifteen (15) units. **(Ord. No. 2172, 8/12/1993)**
- (g) Park and ride facilities.
- (h) Retail fuel sales and minor auto repair; car washes. **((Ord. No. 2128, 1/14/1993; Ord. No. 2172, 8/12/1993)**
- (i) Uses which are minor additions or alterations to existing uses or structures permitted by Section 16.5, limited to an increase of twenty (20) percent of the use area or gross floor area of the structure(s). **(Ord. No. 2128, 1/14/1993)**
- (j) Those uses permitted in the “CH” district with a minor use permit in Table B, [Article 27](#). **(Ord. No. 2128, 1/14/1993)**

16.5 Uses permitted subject to first obtaining a [Major Use Permit](#) in each case: The following highway commercial uses are permitted: When serving the needs of the traveling public; and when conducted within a completely enclosed building (except RV parks and campgrounds):

- (a) Uses permitted in Sections 16.3 and 16.4 when outdoor storage, sales, or display exceeds fifteen (15) percent of the gross floor area per use; or when exceeding six thousand (6,000) square feet of gross floor area per use, or twelve thousand (12,000) square feet of total gross floor area.
- (b) Uses permitted in Sections 16.3 and 16.4 when not in compliance with the performance standards set forth in [Article 41](#).
- (c) Uses permitted in Sections 16.3 and 16.4 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic, or involve the handling of explosives or dangerous materials.
- (d) **REPEALED. (Ord. No. 2128, 1/14/1993; Ord. No. 2172, 8/12/1993)**

- (e) Bars, taverns, or cocktail lounges with or without live entertainment. **(Ord. No. 2172, 8/12/1993)**
- (f) REPEALED. **(Ord. No. 2172, 8/12/1993)**
- (g) Truck stops or auto/truck service stations and incidental minor auto/truck repair.
- (h) Recreational-vehicle parks, public and private campgrounds.
- (i) Those uses permitted in the “CH” district with a major use permit in Table B, [Article 27](#).

SEC. 21-16.10. DEVELOPMENT STANDARDS.

16.11 Minimum lot size:

- (a) Public water and sewer: 8,000 square feet.
- (b) Well and public sewer; or public water and septic: 15,000 square feet.
- (c) Well and septic system: 40,000 square feet.

16.12 Minimum average lot width:

- (a) Interior lots: Eighty (80) feet.
- (b) Corner lots: One hundred (100) feet.

16.13 Maximum length to width ratio: Three (3) to one (1).

16.14 Maximum lot coverage: One hundred (100) percent.

16.15 Minimum yards:

- (a) Front yard: Twenty (20) feet from the lot line, or forty-five (45) feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear yard: Twenty (20) feet from the lot line.
- (c) Side yard: Five (5) feet from lot line.
- (d) Accessory structures: The above yards shall apply.

16.16 Maximum height: Two (2) stories or thirty (30) feet maximum, whichever is less.

16.17 Parking: The following minimum parking requirements shall apply except as provided in [Article 46](#).

- (a) Commercial use: One (1) space per two-hundred fifty (250) square feet of gross floor area.
- (b) Other uses: As provided for in Article 46.

16.18 Signs: As provided in [Article 45](#).

16.19 DEVELOPMENT STANDARDS EXCEPTIONS: FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE [ARTICLE 42](#). (Ord. No. 1749, 7/7/1988)